



Cobble House Gull Road, Guyhirn Wisbech

**OIEO £600,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Double Garage with ANNEX POTENTIAL
- Substantial plot with private gardens
- Four reception rooms
- Ensuite and Dressing room to Master Bedroom

## Porch

Brick built with canopy and light.

## Entrance Hall

Laminate floor. Radiator. Stairs leading off.

## W. C

Window to side. Low level wc. Tiled floor. Heated towel rail. Wash hand basin.

Lounge 21' 5" x 13' 7" ( 6.53m x 4.14m )

Bay window to front. Window to side. TV point.

Telephone point. Laminate flooring. Wood burner with wood mantel, brick surround and tiled hearth.

Dining Room 16' 1" x 12' 11" ( 4.90m x 3.94m )

Window to rear. Radiator. Laminate flooring.

Family Room 14' 6" x 12' 11" ( 4.42m x 3.94m )

Window to rear. Radiator. Laminate flooring.

Office 11' 7" x 11' 4" ( 3.53m x 3.45m )

Window to front. Radiator. TV point.

Kitchen / Breakfast Room 22' 9" into recess x 17'





5" ( 6.93m into recess x 5.31m )

Windows to rear and side. Patio doors to side.  
Tiled flooring. Range of wall and base units.  
Electric RangeMaster oven with grill and cooker  
hood above. Single drainer sink with mixer taps.  
Two radiators. Kitchen island with integrated wine  
cooler and storage. Integrated dishwasher.

Utility Room 14' 3" x 5' 8" ( 4.34m x 1.73m )

Tiled floor. Single drainer sink with mixer taps.  
Space for appliances. Boiler.  
Stairs To First Floor Landing  
Spacious landing with dormer window to front.  
Radiator. Telephone point. Airing cupboard  
housing hot water tank.

Bedroom One 14' 11" x 13' 7" ( 4.55m x 4.14m )

Dormer window to side. Window to front.  
Laminate floor. TV point. Radiator.  
Walk in wardrobe (13ft 8ins x 6ft3ins) Laminate  
floor. Radiator. Spotlights.

En Suite

Skylight window. Tiled floor. Double shower  
cubicle with mixer taps. Heated towel rail. Low  
level wc. Shaver point. Extractor fan. Wash hand  
basin.

Bedroom Two 14' 7" x 11' 5" ( 4.45m x 3.48m )

Three skylights windows. Laminate floor. Loft  
access. Radiator. (sloped ceilings)

En Suite

Window to side. Low level wc. Pedestal wash  
hand basin. Tiled floor. Shower cubicle. Shaver  
point.

Bedroom Three 12' 11" x 10' 5" ( 3.94m x 3.17m )

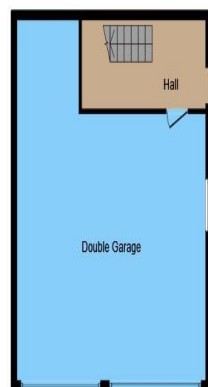




Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

Skylight window. Window to side. Laminate floor. Wardrobes. (sloped ceilings)  
 Bedroom Four 15' x 11' 4" ( 4.57m x 3.45m )  
 Two skylight windows to rear. Window to side. Radiator. Laminate floor.  
 Bedroom Five 11' 8" x 8' 11" ( 3.56m x 2.72m )  
 Window to front. Radiator. Laminate floor (sloped ceiling)  
 Bathroom  
 Window to side. Tiled floor. Low level wc. Heated towel rail. Ceramic free standing bath with mixer taps. Vanity wash hand basin. Shaver point. Extractor fan.

#### Outside

To the front of the property you will find private gates into drive for off road parking and leading to double garage. Oil tank.

Rear garden has side access. Patio area. Mainly laid to grass with trees bordering. Canopy seating area. Outside lighting. Outside tap. Chicken coop to rear.

Double Garage 26' 4" x 22' 11" ( 8.03m x 6.99m )  
 Double up and over door shutter doors. Power and lighting.

Lobby to rear (11ft 7ins x 6ft 9ins) Stair to upper floor.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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